

ORIGINAL PLAT 10' ELECTRICAL EASEMENT 268/445 20' P.U.E. PLAT 2903/269 R=25.00' ARC=39.27' TELECOMMENICATIONS PEDESTA STORM DRAIN MANHOLE FIRE HYDRANT UTILITY POLE MATER VALVE AERIAL ELECTRIC LINES WOOD FENCE CONCRETE SIDEWALK GENERAL NOTES 1. BEARNG SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAI'S, COMMUNITY PANEL NO. 4805200215 E, DATED MAY 16, 2012. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS CERTIFICATE OF OWNERSHIP AND DEDICATION 4. P.U.E. - PUBLIC UTILITY EASEMENT STATE OF TEXAS
COUNTY OF BRAZOS P.D.E. - PUBLIC DRAINAGE EASEMENT 5. THE 10' BUFFER EASEMENT LOCATED ON LOT 1, BLOCK 2 I (We) Burton Creek Development, LTD., owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us. it) in the Official Recurse of Brazos County, in Volume 7015, Page 33, and whose name is subscribed rereto, hereby dedicate SHALL REMAIN OPEN AND UNOBSTRUCTED. - ZERO LOT LINE ORIENTATION. . COMMON AREAS SHALL BE MAINTAINED BY THE HOME to the use of the public forever all streets, alleys, parks, water courses, draws, easements and public pieces shown hereon for the purposes identified. By Burton Creek Management, LLC, its Genero Fartner STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/the, executed the same CERTIFICATE OF SURVEYOR for the purpose and consideration therein stated. Given under my hand and seal on this _____ day of _____ 20 COUNTY OF BRAZOS I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify Notary Public, Brazes County, Texas that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describeing said subdivision will described a closed geometric form. Brod Kerr, R.P.L.S. No. 4502 CERTIFICATION OF CITY PLANNER i, the undersigned, City Planner and/or designeted Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of ______, 20____. City Planner, City of Bryan CERTIFICATE OF THE COUNTY CLERK STATE OF TEXAS COUNTY OF BRAZOS

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plot is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of ______.

City Engineer, City of Bryan

LOT 1, BLOCK 2 BRIAR MEADOWS CREEK SUBDIVISION, PHASE II BRYAN, BRAZOS COUNTY, TEXAS METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1. BLOCK 2, BRIAR MEADOWS CREEK SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN

OF BRAZOS COUNTY, TEXAS.

SCALE: 1" = 50

VICINITY MAP

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

VOLUME 8654, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS

METES AND BOUNDS DESCRIPTION

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF JANICE TRAIL (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF BLOCK 3, BRIARCREST NORTHWEST, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2903, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41' 15' 19" W ALONG THE NORTHWEST LINE OF JANICE TRAIL FOR A DISTANCE OF 85.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90" 00" 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 86" 15' 19" W - 35.36 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PETERSON WAY (50' R.O.W.) MARKING THE END OF SAID CURVE;

THENCE: N 48' 44' 41" W ALONG THE NORTHEAST LINE OF PETERSON WAY FOR A DISTANCE OF 40.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF LOT 2, BLOCK 2;

THENCE: N 41° 20' 07" E ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2 FOR A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE AFOREMENTIONED BLOCK 3 MARKING THE COMMON CORNER OF SAID LOTS 1 AND 2;

THENCE: S 48" 44' 41" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID BLOCK 3 FOR A DISTANCE OF 60.93 FEET TO THE POINT OF BEGINNING CONTAINING 0.161 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

> BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

CITY OF BRYAN GPS MON #34 BEARS: N 52"06"01" W - 2817.27" AMENDING PLAT 20' ELECTRICAL EASEMENT 288/445 20' P.U.E. PLAT 2903/269 10' P.U.E. ARC = 39.27'T=25.00'CHORD=35.36' METES AND BOUNDS DESCRIPTION LOTS 5, 6 AND 7, BLOCK 2 BRIAR MEADOWS CREEK SUBDIVISION, PHASE BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 5, 6 AND 7, BLOCK 2, BRIAR MEADOWS CREEK SUBDIMISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8654, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PETERSON WAY (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 5 AND THE WEST CORNER OF LOT 4, BLOCK 2;

THENCE: N 48" 44" 41" W ALONG THE NORTHEAST LINE OF PETERSON WAY FOR A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF LOT 1, BLOCK 1, BRIAR MEADOWS CREEK SUBDIVISION, PHASE IV, ACCORDING TO THE PLAT RECORDED IN VOLUME 9982, PAGE 144 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 20' 07" E ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 1 FOR A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BLOCK 3, BRIARCREST NORTHWEST, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2903, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE COMMON CORNER OF SAID LOTS 7 AND 1;

THENCE: S 48" 44" 41" E ALONG THE COMMON LINE OF SAID LOTS 5, 6 AND 7 AND SAID BLOCK 3 FOR A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 5 AND THE NORTH CORNER OF SAID LOT 4, BLOCK 2;

THENCE: S 41' 20' 07" W ALONG THE COMMON LINE OF SAID LOT 5 AND SAID LOT 4 FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.417 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

> BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

THE PURPOSE OF THIS PLAT IS TO CORRECT/ADJUST THE 20' ELECTRICAL EASEMENT AT THE REAR OF THE LOTS AND TO ADJUST THE LOT LINES BETWEEN LOTS 5, 6 AND 7 TO ACCOMMODATE AN ADDITIONAL EASEMENT REQUESTED BY B.T.U.

AMENDING PLAT

LOTS 1, 5, 6 & 7, BLOCK 2 BRIAR MEADOWS CREEK SUBDIVISION PHASE II

0.578 ACRES, JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET SURVEY DATE: 04-08-13 PLAT DATE: 04-11-13

JOB NUMBER: 12-132 CAD NAME: 12-132A CR5 FILE: MARIA (cont); 05-449 (job)
OWNER:

PREPARED BY: KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TEXAS 77803

PHONE (979) 268-3195

BURTON CREEK DEVELOPMENT 1414 HARPERS FERRY COLLEGE STATION, TEXAS 77845 PHONE (979) 255-2407

together with its certificates of authentification was filed for record in my office on the ______
day of _____, 20___, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____

County Clerk Brazos County, Texas